

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, JUNE 27, 2012

Citizens are encouraged to call the Department of Planning on the day of the public hearing or meeting to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **WEDNESDAY, JUNE 27, 2012**, at **6:00 p.m.** to consider the following:

DOAM 2012-0001
PROPOSED AMENDMENTS TO THE FACILITIES STANDARDS MANUAL
(Development Ordinance Amendment)

Pursuant to Sections 15.2-2204 and 15.2-2253 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on February 1, 2012, the Planning Commission hereby gives notice of proposed amendments to Chapters 6, 7, and 8 of the Facilities Standards Manual (FSM) and such other sections of the FSM as necessary to implement and maintain consistency with the proposed revisions. The proposed amendments would clarify, revise, and update existing sections of the FSM. The public purposes of these amendments are to achieve the purposes listed in Section 15.2-2200 of the Code of Virginia and to assure the orderly subdivision of land and its development.

Description of proposed amendments to FSM Chapter 6, Soils, Geotechnical, and Hydrogeological Reviews:

- Amendments to Section 6.150, Geotechnical Studies, to revise the requirements for Geotechnical Studies by replacing a reference to "Preliminary Soils Review" with a new reference to the "latest adopted County Soils Map", and to add building foundations as an improvement that shall require Geotechnical Study under certain circumstances.
- Amendments to Section 6.152, Additional Reporting Requirements for Geotechnical and Geophysical Studies, to include, without limitation, the following: 1) Replace a reference to "high shrink-swell clay" with a new reference to "low to very high expansive soils"; 2) Revise the requirements for the Background section of Geotechnical and Geophysical Reports; 3) Revise the requirements for Report of Field Investigation section of Geotechnical and Geophysical Reports to clarify the Map and Drawings requirements for the Limestone Overlay District, add a narrative describing geomorphology, and revise the requirements for Narratives describing soils and surface materials to replace a reference to "shrink-swell" with a new reference to "expansiveness", add certain karst features as a soil and surface material for which a description should be included, and require certain differences with the County Soils Map to be noted.
- Amendments to Section 6.153, Boring Densities, Subsection B., to clarify that the boring density requirements apply to all impoundment dams and associated public improvements, regardless of performance bonding.
- Amendments to Section 6.154, Recommendations/Conclusions, Subsection A., Structures, Roads, Dams and Retaining Walls, to include, without limitation, the following: 1) Establish new recommendations for foundation design and special measures when certain conditions are encountered; 2) Replace a reference to "shrink swell clay" with a new reference to "low to very high expansive soils", and revise the recommendations requirements in regard to such features.

- Amendments to Section 6.155, Soils Boring Logs, Subsection C., to clarify references to ASTM D2487 and ASTM D2488.

Description of proposed amendments to FSM Chapter 7, Environmental Design Standards:

- Amendments to delete existing Sections 7.300, 7.301, and 7.302, which contain requirements in regard to Tree Conservation, Tree Preservation, and Tree Conservation Plan, respectively.
- Amendments to establish new Section 7.300, to be entitled "Tree Conservation Areas", in regard to the County's priorities for tree conservation (language composed primarily of existing text of Section 7.301.G.).
- Amendments to Section 7.400, currently entitled "Landscape Plans", to be re-entitled "Tree Conservation and Landscape Plans", to include, without limitation, the following: 1) Replace all references to "Landscaping Plan" with a new reference to "Tree Conservation and Landscape Plan"; 2) Replace a reference to the "Zoning and/or Subdivision and Site Plan Ordinances" with a new reference to only the "Zoning Ordinance"; 3) Establish that the Tree Conservation and Landscape Plan shall illustrate certain areas of preserved or conserved tree canopy and vegetation in addition to the existing requirements for Landscaping Plans; and 4) Replace the existing example Landscape Tabulation table with a new example Canopy Cover Calculations table.
- Amendments to establish new Section 7.401, to be entitled "Conservation of Existing Trees to meet Canopy and Buffer Requirements", to establish new requirements in regard to the use of existing tree canopy and vegetation to meet canopy and buffering and screening requirements of the Zoning Ordinance, to include, without limitation, the following: 1) Requirements in regard to depiction of such areas on the Tree Conservation and Landscape Plan; 2) Requirements in regard to the use of certain Virginia Pine, tree canopy and vegetation located within a certain distance from the limits of clearing and grading, and tree canopy located on certain lots, to meet canopy and/or buffering and screening requirements; 3) Requirements in regard to conducting a field inspection and preparation of a narrative demonstrating compliance with the Zoning Ordinance; and 4) Requirements in regard to tree protection measures.
- Amendments to establish new Section 7.402, to be entitled "Tree Conservation for BMP Credit", to establish new requirements in regard to the use of tree conservation areas intended to be used to meet BMP requirements, to include, without limitation, the following: 1) Requirements in regard to depiction of such areas on the Tree Conservation and Landscape Plan; 2) Requirements in regard to conducting a field inspection and preparing a narrative demonstrating compliance with BMP planting and calculation requirements; and 3) Requirements in regard to locating conserved areas within an easement dedicated to the County.
- Amendments to delete existing Section 7.500, Wetlands (revised requirements in regard to Wetlands will be relocated to various Sections within Chapter 8).
- Amendments to delete existing Section 7.810, Phase I Archaeological Survey, and establish new Section 7.810, to be entitled "Archaeological Survey", to establish new respective requirements for a "Phase I Archaeological Survey" and a "Phase 1A Reconnaissance-Level Archaeological Survey", to include, without limitation, the following: 1) Explanations of the purpose for each type of Survey; 2) Submission requirements for each type of Survey; 3) Requirements in regard to who may conduct each type of Survey; and 4) Requirements in regard to how to conduct and the reporting for each type of Survey.

Description of proposed amendments to FSM Chapter 8, Administrative Procedures:

- Amendments to Section 8.000, Introduction, to delete a reference to "Low Density Waiver" plats, a type of land development application that no longer exists, and add a new reference to "AR-1 and AR-2 Division Plats."
- Amendments to Section 8.102, Preliminary Plat of Subdivision, to include, without limitation, the following: 1) Revise requirements of Subsection A. in regard to Wetlands data and notes to be contained on a Preliminary Plat of Subdivision; and 2) Revise requirements of Subsection B., Items to Accompany Preliminary Plat of Subdivision, to delete existing requirements in regard to the submission of a Phase I Archeological Survey, establish new requirements in regard to the submission of a Phase 1A Reconnaissance-Level Archaeological Survey, and revise existing submission requirements in regard to

the Preliminary Soils Review, which will now apply only in the Limestone Overlay District or Mountainside Development Overlay District.

- Amendments to Section 8.103.A., Plats for Subdivision and Other Miscellaneous Plats, to delete a reference to the "RR" Zoning District, which no longer exists.
- Amendments to Section 8.103.5, currently entitled "Subdivision Waiver/Low Density Waiver", to be re-entitled "Subdivision Waiver", to delete all references, and all requirements in regard to "Low Density Waiver" plats.
- Amendments to Section 8.106, Construction Plans and Profiles, to include, without limitation, the following: 1) Clarify a reference in Subsection A. to the Tree Conservation and Landscape Plan; 2) Delete existing requirements in Subsection A. in regard to Tree Cover Inventories and identification of specimen trees and Champion trees; 3) Revise requirements in Subsection A. in regard to Wetlands data and notes to be contained on Construction Plans and Profiles; and 4) Establish new requirements in Subsection B., Items to Accompany Construction Plans and Profiles, in regard to the submission of a Phase 1A Reconnaissance-Level Archaeological Survey under certain circumstances.
- Amendments to Section 8.107, Site Plans, Subsection B., Documents to Accompany Site Plans, to establish new requirements in regard to the submission of a Phase 1A Reconnaissance-Level Archaeological Survey under certain circumstances.
- Amendments to Section 8.108, Record Drawings, Subsection C., Checklist, to add a new reference to "tree conservation" and replace references to "Landscape Plans" with new references to "Tree Conservation and Landscape Plans".
- Amendments to Section 8.111, Grading Permit Application, to include, without limitation, the following: 1) Revise requirements in regard to Wetland data and notes required as part of the Grading Permit Application; and 2) Permit certain stream and wetland mitigation projects to be reviewed as a Grading Permit Application.

SIDP 2012-0001
BOULDER CREST RETREAT SIGN DEVELOPMENT PLAN
(Sign Development Plan)

Boulder Crest Retreat of Bluemont, Virginia, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the permitted maximum area for any one sign and total aggregate sign area. The subject property is located within the AR-1 (Agricultural Rural-1) zoning district. The subject property is also located partially within the FOD (Floodplain Overlay District) and partially within the MDOD (Mountainside Development Overlay District), and is adjacent to the New Bluemont Agricultural and Forestal District. Alternative sign regulations for permitted signs may be requested with submission of a sign development plan pursuant to Section 5-1202(E) of the Revised 1993 Zoning Ordinance. The subject property is approximately 37.44 acres in size and is located southwest of Snickersville Turnpike (Route 734), east of Blue Ridge Mountain Road (Route 601), and west of Foggy Bottom Road (Route 626), at 18304, 18370, 18402, 18414, 18422, and 18428 Bluemont Village Lane, Bluemont, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /41/////////39/ (PIN# 649-49-7371). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier and Village of Bluemont)) which designate this area for a permanent rural landscape and rural economy uses and which recommend a density of up to 1 dwelling unit per 20 acres.

SPEX 2011-0026 & CMPT 2011-0009
EDWARDS FERRY SUBSTATION
(Special Exception & Commission Permit)

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted an application for a Special Exception and Commission Permit to permit a utility substation, transmission, with associated monitoring equipment, and to modify the conditions of approval associated with SPEX-1998-0024, Kenneth B. Rollins Water Filtration Plant, in the JLMA-3 (Joint Land Management Area-3) zoning district. The

subject property is also partially located within the FOD (Floodplain Overlay District). The proposed modifications to the prior conditions of approval would allow for the relocation of a portion of a 10-foot landscaping buffer located along the western boundary of the subject property to a location outside of the area of the proposed special exception. New conditions of approval proposed for SPEX-2011-0026 would also require the vacation of portions of the Potomac Heritage Trail Easement and the Western Bypass Reservation Area that are also located within the area of the proposed special exception. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1203 of Section 2-1203, subject to the Additional Regulations set forth in Section 5-616 and Section 5-621, and requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approved action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also requests a modification of Table 5-1414(B) of Section 5-1414(B), which specifies required Buffer Yard plantings per 100 lineal feet of property line and the minimum and maximum widths of Buffer Yards, in order to: 1) Eliminate the required plantings (canopy trees, understory trees, shrubs, and evergreen trees) as well as the required 25-foot minimum, and 30-foot maximum, width, for the Type 4 Side Buffer located along the western boundary of the area of the proposed special exception; and 2) Eliminate the required canopy tree and understory tree plantings as well as the required 20-foot minimum, and 30-foot maximum, width, for the Type 4 Front Buffer Yard located along the southern boundary of the area of the proposed special exception. The modification of Additional Regulations applicable to the proposed use is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses, pursuant to which the Applicant also requests a modification of the Buffer Yard requirements of Section 5-616(D) and Section 5-621(B) to correspond with the above-listed modifications to the buffering and screening requirements (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors).

The area of the proposed special exception is an approximately 2.87-acre portion of a 20.88-acre parcel that is located on the north side of Edwards Ferry Road (Route 773), on the east side of Red Rock Wilderness Overlook Regional Park, and on the south side of the Potomac River, at 43234 and 43238 Edwards Ferry Road, Leesburg, Virginia, in the Catoctin Election District. The subject parcel is more particularly described as Tax Map Number /49////////8B (PIN# 110-37-6737). The area is governed by the policies of the Revised General Plan (Leesburg Joint Land Management Policy Area), the 2010 Revised Countywide Transportation Plan, and the Leesburg Area Management Plan, which designate this area for Residential uses.

CMPT 2011-0008
SHELLHORN UTILITY SUBSTATION
(Commission Permit)

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted an application for Commission approval to permit the construction of a utility substation, distribution, in the PD-OP (Planned Development-Office Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and within the Ldn 65 or higher, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The subject property is approximately 19.98 acres in size and is located east of Loudoun County Parkway (Route 607), north of Dulles Greenway (Route 267), and west of the Broad Run, in the Broad Run Election District. The property is more particularly described as Tax Map Number /93////////7/ (PIN# 062-25-7314). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate this area for Keynote Employment.

SPEX-2011-0031
ASHBURN VOLUNTEER FIRE & RESCUE DEPARTMENT EXPANSION
(Special Exception)

The Ashburn Volunteer Fire Department, Inc., of Ashburn, Virginia, has submitted an application for a special exception to permit the expansion of an existing fire and rescue station in the RC (Rural Commercial) zoning district. The property is also located partially within the VCOD (Village Conservation Overlay District-Village of Ashburn) and is being developed pursuant to ZMAP-2011-0003, Ashburn Volunteer Fire and Rescue Department. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 2-904(K). The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approved action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also requests the following modifications: 1) Modify Table 5-1414(B) of Section 5-1414(B), which specifies required Buffer Yard plantings per 100 lineal feet of property line and the minimum and maximum widths of Buffer Yards, in order to use existing vegetation in lieu of the required plantings, as well as reduce the required minimum width from 10 feet to 3.5 feet, for the Type 1 Side Buffer Yard located along the northern boundary of the subject property, and to use existing vegetation in lieu of the required plantings for the Type 1 Side Buffer Yard located along the southern boundary of the subject property, the Type 2 Rear Buffer Yard located along the eastern boundary of the subject property, and the Type 1 Front Buffer Yard located along the western boundary of the subject property; and 2) Modify Section 5-1413(B), Interior Parking Lot Landscaping, to eliminate any required internal parking islands and use existing vegetation along the perimeter of the parking area in lieu of any required perimeter and parking island plantings. The subject property is approximately 3.17 acres in size and is located on the east side of the intersection of Ashburn Road (Route 641) and Stubble Road (State Route 647), and on the north side of the W&OD Trail, at 20688 and 20692 Ashburn Road, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /79/A/1/////4/ (PIN# 085-26-7546). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area as Existing Village and which recommend a scale that is consistent with the surrounding development (planned residential density of 2 dwelling units per acre), buildings that are no greater than 40 feet in height and 150 feet in length, and a Floor Area Ratio up to 0.4.

ZRTD 2011-0007, SPEX 2011-0023 & ZMOD 2012-0002
BEAUMEADE NORTH PARCEL C

(Zoning Conversion in the Route 28 Tax District, Special Exception & Zoning Ordinance Modification)

Equinix RP II, LLC, of Redwood City, California, has submitted an application to rezone approximately 85.87 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and is also located partially within the FOD (Floodplain Overlay District). The Applicant also has submitted an application for special exception (SPEX 2011-0023) to permit an increase in the maximum FAR from 0.40 to 0.60 within an approximately 44.43-acre portion of the PD-IP zoning district, and is requesting a modification (ZMOD-2012-0002) of Section 1-205(A) of the Zoning Ordinance to permit construction of a building without frontage on either a public road or a private access easement. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed increase in maximum FAR is permitted Special Exception under Section 4-506(C). The subject property is approximately 85.87 acres in size and is located on the west side of Loudoun County Parkway (Route 607), on the south side of Gloucester Parkway (Route 2150), and on the north side of the W&OD Trail, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80//13////C1/ (PIN# 060-30-7119). The area is

governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Policy Area), which designate this area for Route 28 Business uses and which recommend an FAR of 0.4 to 1.0.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.